

Executive Summary Report

Characteristics-Based Market Adjustment for 2004 Assessment Roll

Area Name / Number: Ravenna/University District / 44

Previous Physical Inspection: 2001

Sales - Improved Summary:

Number of Sales: 431

Range of Sale Dates: 1/2002 - 12/2003

Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV*
2003 Value	\$186,500	\$154,100	\$340,600	\$360,600	94.5%	10.27%
2004 Value	\$195,000	\$161,900	\$356,900	\$360,600	99.0%	9.70%
Change	+\$8,500	+\$7,800	+\$16,300		+4.5%	-0.57%
% Change	+4.6%	+5.1%	+4.8%		+4.8%	-5.55%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -0.57% and -5.55% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2003 or any existing residence where the data for 2003 is significantly different from the data for 2004 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2003 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2003 Value	\$192,200	\$160,100	\$352,300
2004 Value	\$200,900	\$170,200	\$371,100
Percent Change	+4.5%	+6.3%	+5.3%

Number of one to three unit residences in the Population: 4039

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, parcels in Neighborhood 0 (see location in Improved Parcel Update section) were at a higher assessment ratio (Assessed Value / Sale Price) and needed less upward adjustment than other properties. Properties in Neighborhood 2 (see location in Improved Parcel Update section) were at a lower assessment ratio and needed a greater upward adjustment than other properties. Properties with houses in very good condition were at a much higher assessment ratio and needed a downward adjustment.

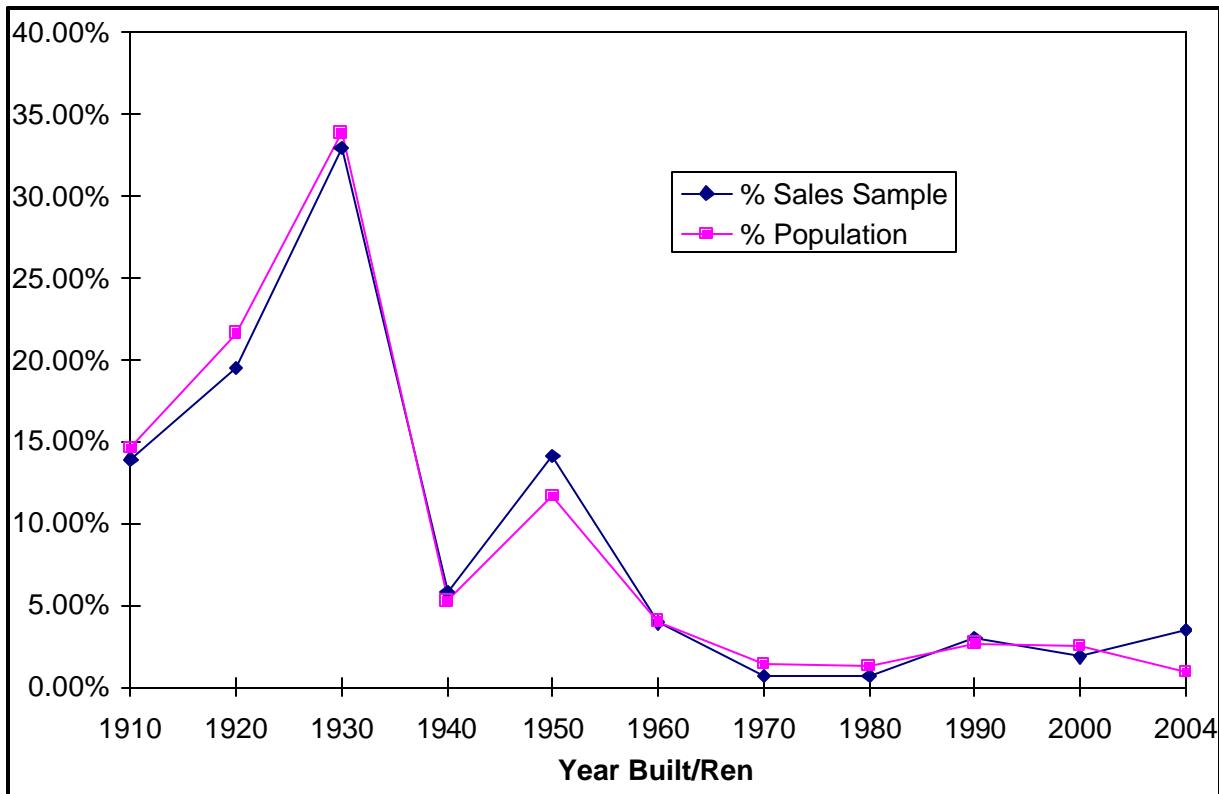
The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2004 assessment roll.

Sales Sample Representation of Population - Year Built or Year Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	60	13.92%
1920	84	19.49%
1930	142	32.95%
1940	25	5.80%
1950	61	14.15%
1960	17	3.94%
1970	3	0.70%
1980	3	0.70%
1990	13	3.02%
2000	8	1.86%
2004	15	3.48%
	431	

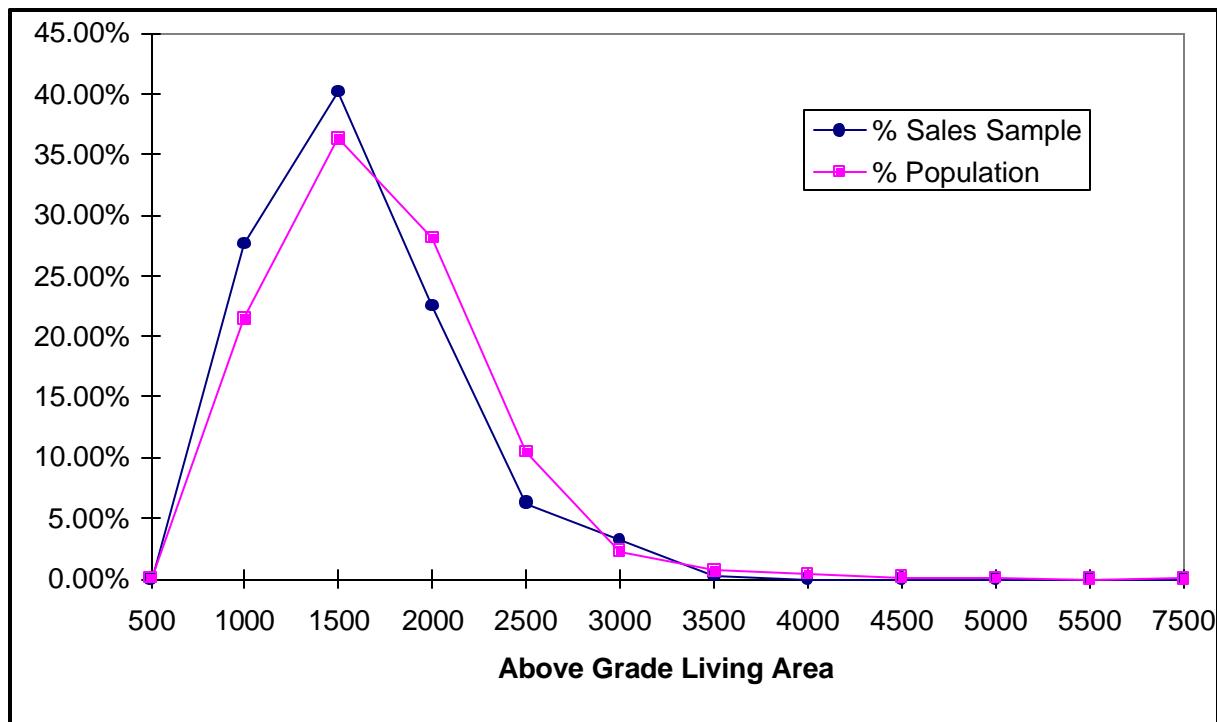
Population		
Year Built/Ren	Frequency	% Population
1910	591	14.63%
1920	873	21.61%
1930	1368	33.87%
1940	214	5.30%
1950	473	11.71%
1960	163	4.04%
1970	57	1.41%
1980	53	1.31%
1990	109	2.70%
2000	101	2.50%
2004	37	0.92%
	4039	



Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

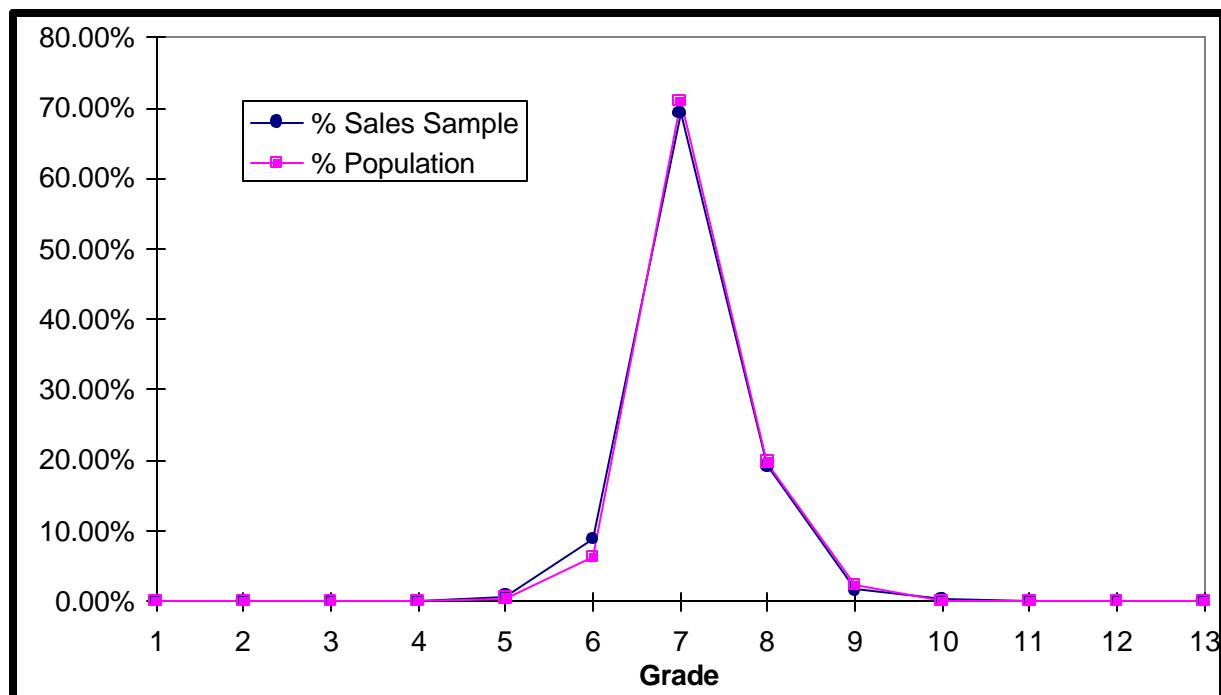
Sales Sample			Population		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	0	0.00%	500	3	0.07%
1000	119	27.61%	1000	867	21.47%
1500	173	40.14%	1500	1466	36.30%
2000	97	22.51%	2000	1135	28.10%
2500	27	6.26%	2500	423	10.47%
3000	14	3.25%	3000	93	2.30%
3500	1	0.23%	3500	27	0.67%
4000	0	0.00%	4000	16	0.40%
4500	0	0.00%	4500	5	0.12%
5000	0	0.00%	5000	3	0.07%
5500	0	0.00%	5500	0	0.00%
7500	0	0.00%	7500	1	0.02%
	431			4039	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

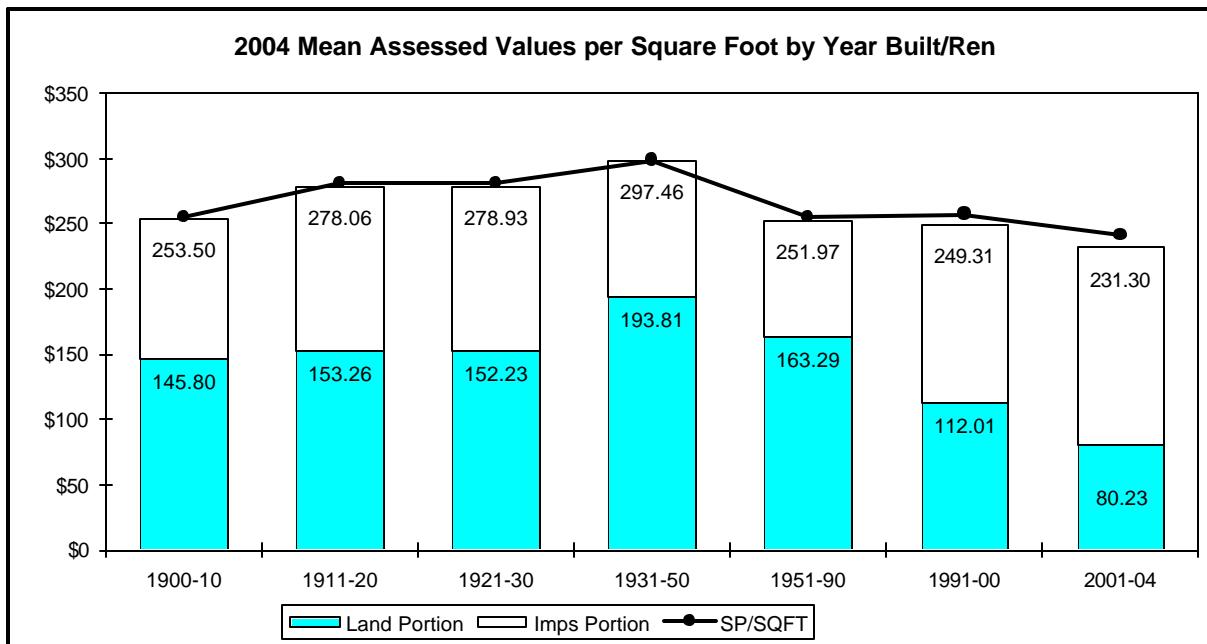
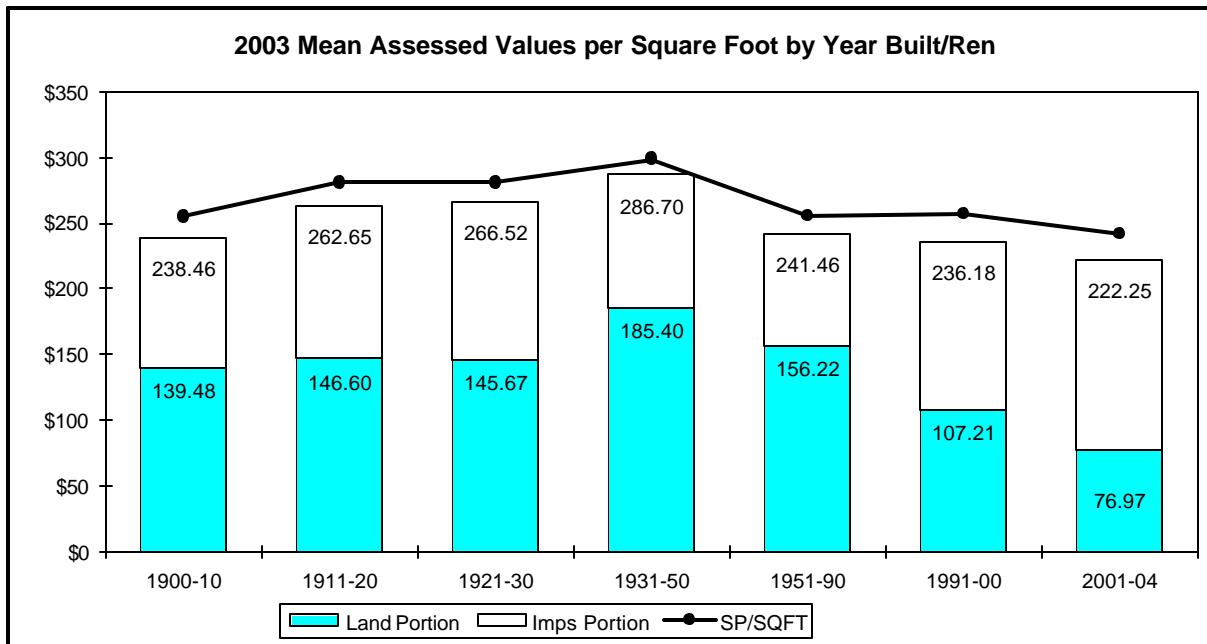
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	0	0.00%
5	3	0.70%	5	17	0.42%
6	38	8.82%	6	255	6.31%
7	299	69.37%	7	2869	71.03%
8	83	19.26%	8	797	19.73%
9	7	1.62%	9	93	2.30%
10	1	0.23%	10	6	0.15%
11	0	0.00%	11	2	0.05%
12	0	0.00%	12	0	0.00%
13	0	0.00%	13	0	0.00%
		431			4039



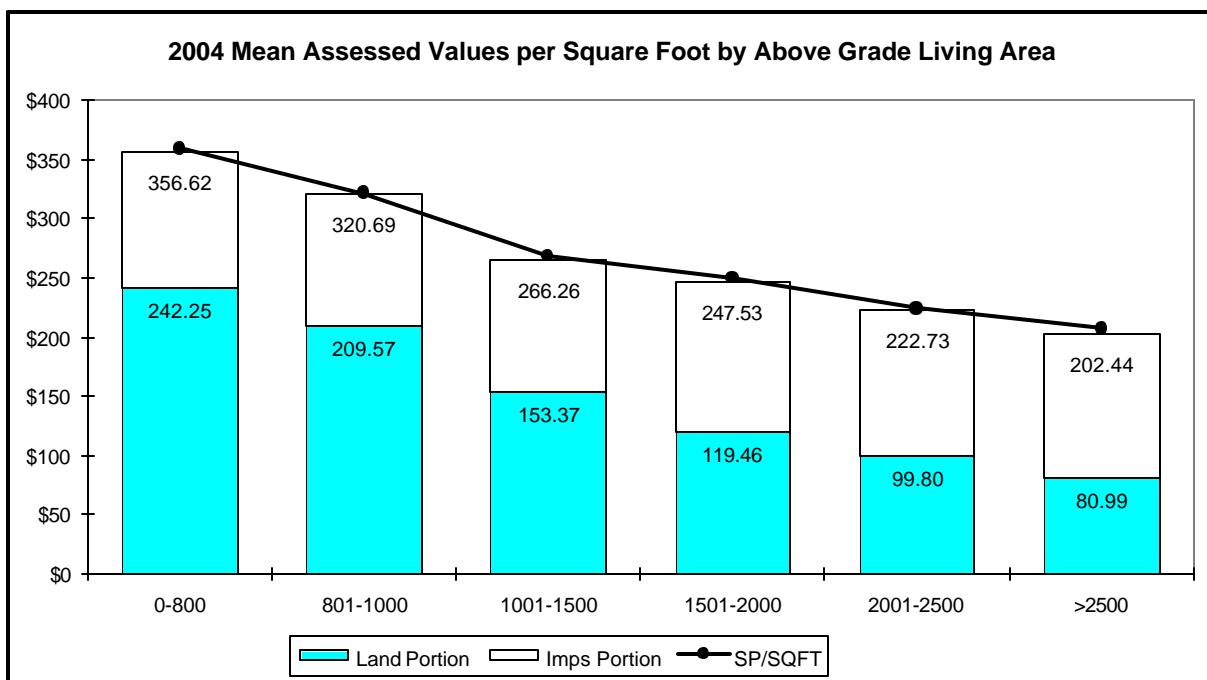
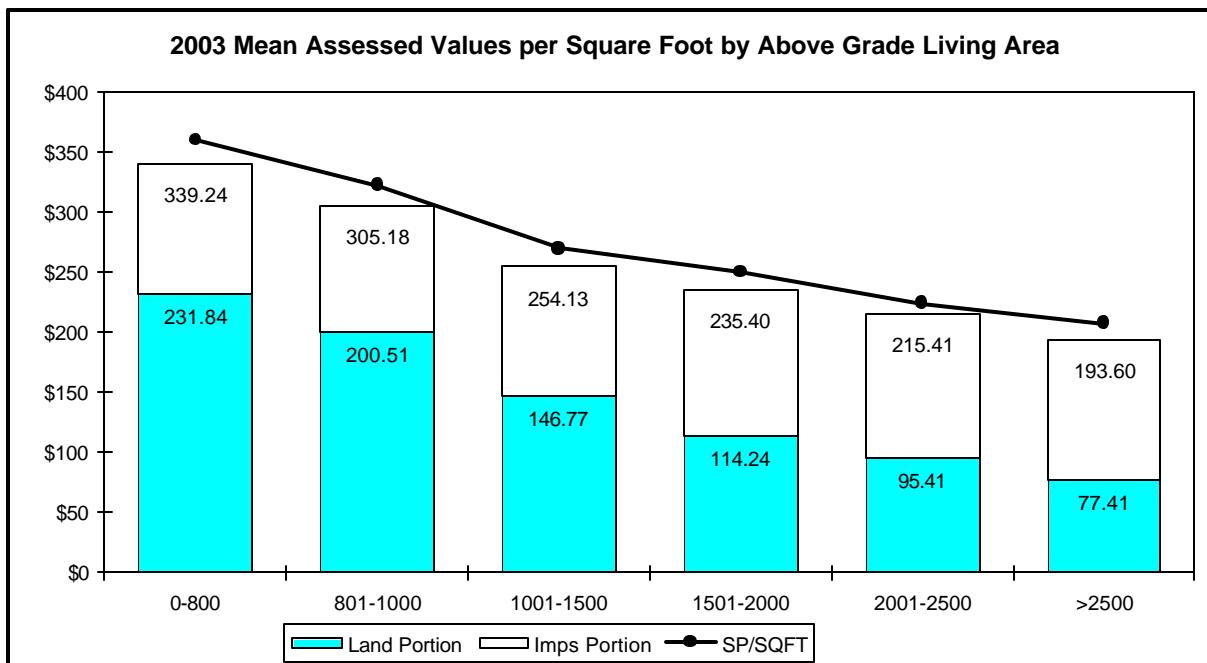
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

***Comparison of 2003 and 2004 Per Square Foot Values
By Year Built or Year Renovated***



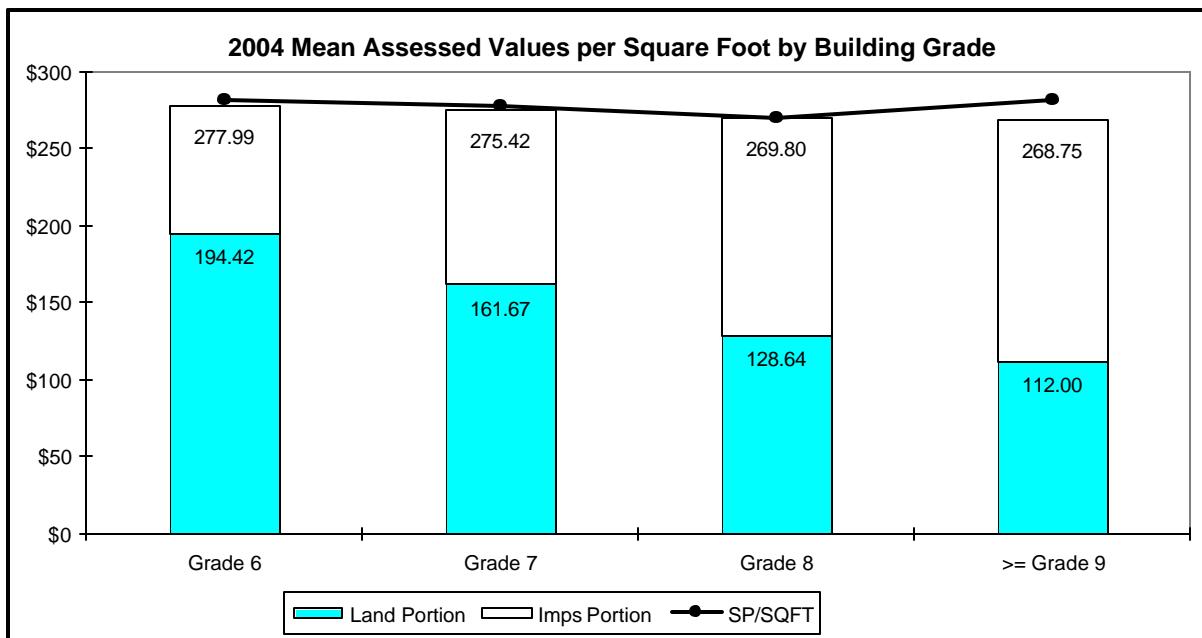
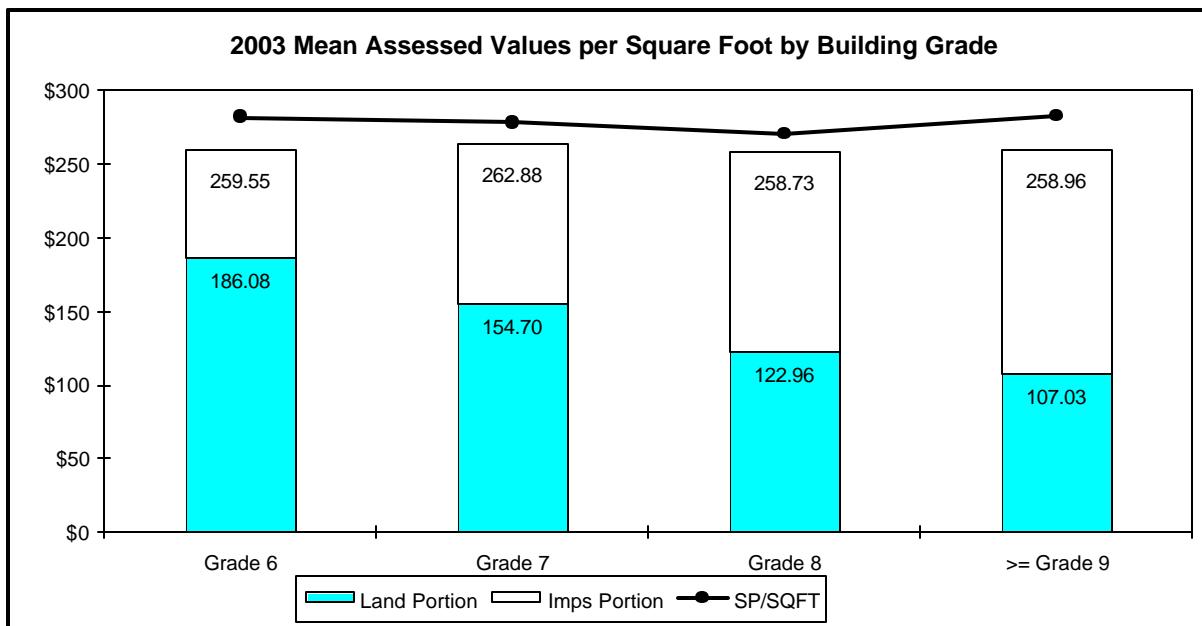
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovation as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2003 and 2004 Per Square Foot Values
By Above Grade Living Area***



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2003 and 2004 Per Square Foot Values
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2004 recommended values. There were only 8 sales of a property with a grade equal to or greater than 9. The values shown in the improvements portion of the chart represent the value for land and improvements.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2002 through 12/31/2003 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2003
6. Existing residences where the data for 2003 is significantly different than the data for 2004 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis at the end of this report for more detailed information.

Land update

There were not enough vacant land sales to derive a market adjustment based only on vacant land sales. Based on the percentage change indicated by the sale sample, a market adjustment for land values was derived. The formula is:

2004 Land Value = 2003 Land Value x 1.048, with the result rounded down to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 431 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2004 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, parcels in Neighborhood 0 (primarily located north of NE 65th St, east of 12th Avenue NE, west of Ravenna Avenue NE and 25th Avenue NE, south of NE 95th Street, and south and east of Lake City Way NE) were at a higher assessment ratio (Assessed Value / Sale Price) and needed less upward adjustment than other properties. Properties in Neighborhood 2 (described as beginning at the intersection of Interstate 5 and Portage Bay, then North on I-5 to the Lake City Way NE, then Northeast on Lake City Way NE to NE 75th St, then east on NE 75th St to 12th Ave NE, then south on 12th Ave NE to NE Ravenna Blvd, then southeast on NE Ravenna Blvd to 15th Ave NE, then south on 15th Ave NE to the NE 47th St, then east on NE 47th St to a point midway between 21st Ave NE and Ravenna Ave NE, then north to NE 54th St, then east on NE 54th St to a point midway between 24th Ave NE and 25th Ave NE, then north to NE 65th St, then east on NE 65th St to 25th Ave NE, then south on 25th Ave NE to NE 45th St, then southwesterly to the point of beginning) were at a lower assessment ratio and needed a greater upward adjustment than other properties. Properties with houses in very good condition were at a much higher assessment ratio and needed a downward adjustment.

The derived adjustment formula is:

$$\text{2004 Total Value} = \text{2003 Total Value} / (0.9335113) + (\text{0.02933084 if in Neighborhood 0}) + (-\text{0.02624681 if in Neighborhood 2}) + (\text{0.08053219 if in Very Good})$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$\text{2004 Improvements Value} = \text{2004 Total Value} \text{ minus } \text{2004 Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- * If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at new total value (Previous Total Value * 1.048 – New Land = New building Value)
 - * If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - * If “accessory improvements only”, the Total % Change as indicated by the sales sample is used to arrive at a new total value. (Previous Total Value * 1.048 – New Land = New building Value)
 - * If vacant parcels (no improvement value) only the land adjustment applies.
 - * If land or improvement values are \$10,000 or less, there is no change from previous value.
(Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - * If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - * If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - * If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - * If residential properties exist on commercially zoned land, there is no change from previous value. (2004 total value = 2003 total value)

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 44 Annual Update Model Adjustments

2004 Total Value = 2003 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

7.12%

Neighborhood 0

Yes

% Adjustment

-3.26%

Neighborhood 2

Yes

% Adjustment

3.10%

Very Good Condition

Yes

% Adjustment

-8.51%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a parcel located in Neighborhood 2 would *approximately* receive a 10.22% upward adjustment (7.12% + 3.10%). There are 28 parcels in the population of which 6 sold.

Parcels located in Neighborhood 0 and in very good condition would *approximately* receive a 4.65% downward adjustment (7.12% - 3.26% - 8.51%). There are 114 parcels in the population of which 19 have sold.

Parcels located in Neighborhood 0 would *approximately* receive a 3.86% upward adjustment (7.12% - 3.26%). There are 1978 parcels in the population of which 218 have sold.

24% of the population of 1 to 3 unit residences in the area are adjusted by the overall alone.

Neighborhood 0 is primarily located north of NE 65th St and east of 12th Avenue NE.

Neighborhood 2 is defined as: the easterly boundary starts at NE 75 Street and 12th Avenue NE goes south to NE Ravenna Blvd, follows NE Ravenna Blvd easterly to 15th Avenue NE to NE 47th Street, than easterly on NE 47th Street to midway between 21st Street NE and Ravenna Ave NE, than goes northerly NE 54th Street to midway between NE 24th and NE 25th Avenues, than going north to NE 65th Street.

Area 44 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is .99.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
5	3	0.923	1.014	9.9%	0.846	1.182
6	38	0.925	0.989	6.9%	0.952	1.025
7	299	0.943	0.988	4.8%	0.978	0.999
8	83	0.958	0.999	4.3%	0.977	1.021
>=9	8	0.908	0.942	3.8%	0.851	1.034
Year Built or Year Renovated	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
<=1910	60	0.942	0.998	6.0%	0.973	1.024
1911-1920	84	0.937	0.989	5.5%	0.968	1.010
1921-1930	142	0.948	0.991	4.5%	0.975	1.006
1931-1950	86	0.962	0.997	3.7%	0.977	1.017
1951-1990	36	0.949	0.990	4.4%	0.954	1.026
1991-2000	8	0.911	0.963	5.7%	0.853	1.072
2001-2004	15	0.906	0.942	3.9%	0.893	0.990
Condition	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
Average	276	0.929	0.984	6.0%	0.973	0.996
Good	117	0.956	1.006	5.2%	0.988	1.023
Very Good	38	1.005	0.981	-2.4%	0.948	1.013
Stories	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1	201	0.947	0.993	5.0%	0.980	1.007
1.5	152	0.940	0.987	5.0%	0.972	1.001
2	65	0.951	0.988	3.9%	0.959	1.017
2.5	6	0.942	0.996	5.7%	0.897	1.094
3	7	0.943	0.989	4.8%	0.936	1.042

Area 44 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is .99.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

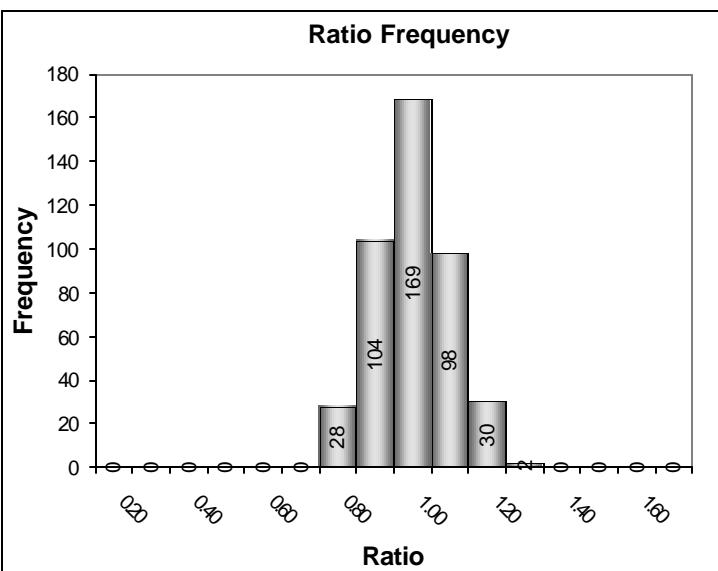
It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
<801	28	0.943	0.991	5.1%	0.953	1.029
0801-1000	91	0.948	0.996	5.0%	0.976	1.016
1001-1500	173	0.944	0.989	4.8%	0.975	1.002
1501-2000	97	0.941	0.989	5.1%	0.969	1.009
2001-2500	27	0.961	0.994	3.3%	0.953	1.034
>2500	15	0.932	0.975	4.6%	0.900	1.050
View Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
Yes	8	0.897	0.936	4.3%	0.855	1.018
No	423	0.946	0.991	4.8%	0.982	1.000
Wft Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
Yes	0	0	0	0	0	0
No	431	0.944	0.990	4.8%	0.981	0.999
Sub	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1	108	0.934	0.988	5.8%	0.969	1.007
4	258	0.957	0.990	3.4%	0.978	1.002
6	65	0.912	0.994	9.0%	0.971	1.017
Neighborhood	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
0	237	0.962	0.990	2.9%	0.978	1.003
1	102	0.934	0.986	5.6%	0.966	1.006
2	92	0.910	0.994	9.2%	0.974	1.014
Lot Size	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
<3000	45	0.959	1.012	5.5%	0.986	1.037
3000-3999	106	0.956	1.002	4.7%	0.982	1.022
4000-4999	178	0.930	0.980	5.4%	0.966	0.994
5000-5999	41	0.956	0.989	3.4%	0.956	1.022
6000-6999	45	0.943	0.984	4.4%	0.958	1.010
>=7000	16	0.978	0.999	2.1%	0.939	1.059

Annual Update Ratio Study Report (Before)

2003 Assessments

District/Team: NW / Team 3	Lien Date: 01/01/2003	Date of Report: 6/16/2004	Sales Dates: 1/2002 - 12/2003
Area Ravenna / University District	Appr ID: JSAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	431		
Mean Assessed Value	340,600		
Mean Sales Price	360,600		
Standard Deviation AV	93,170		
Standard Deviation SP	103,257		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.951		
Median Ratio	0.951		
Weighted Mean Ratio	0.945		
UNIFORMITY			
Lowest ratio	0.706		
Highest ratio:	1.209		
Coefficient of Dispersion	8.22%		
Standard Deviation	0.098		
Coefficient of Variation	10.27%		
Price Related Differential (PRD)	1.007		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.937		
Upper limit	0.960		
95% Confidence: Mean			
Lower limit	0.942		
Upper limit	0.960		
SAMPLE SIZE EVALUATION			
N (population size)	4039		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.098		
Recommended minimum:	15		
Actual sample size:	431		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	216		
# ratios above mean:	215		
Z:	0.048		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



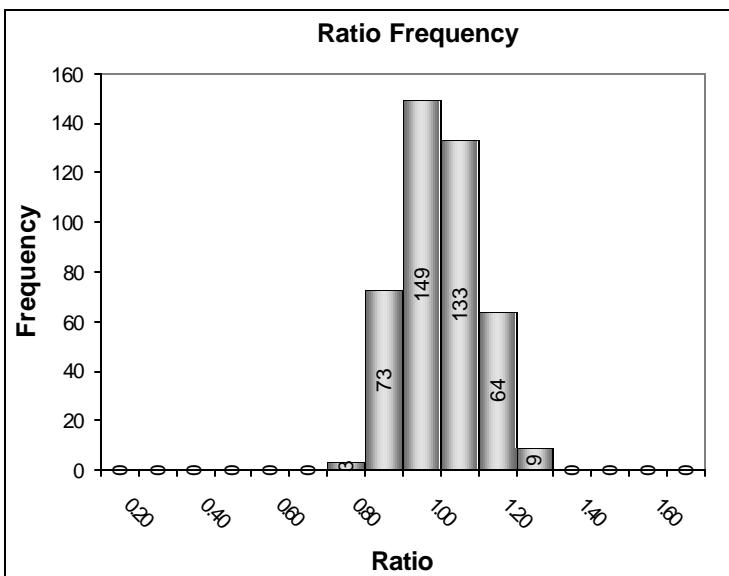
COMMENTS:

1 to 3 Unit Residences throughout area 44

Annual Update Ratio Study Report (After)

2004 Assessments

District/Team: NW / Team 3	Lien Date: 01/01/2004	Date of Report: 6/16/2004	Sales Dates: 1/2002 - 12/2003
Area Ravenna / University District	Appr ID: JSAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	431		
Mean Assessed Value	356,900		
Mean Sales Price	360,600		
Standard Deviation AV	94,632		
Standard Deviation SP	103,257		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.998		
Median Ratio	0.994		
Weighted Mean Ratio	0.990		
UNIFORMITY			
Lowest ratio	0.736		
Highest ratio:	1.252		
Coefficient of Dispersion	7.87%		
Standard Deviation	0.097		
Coefficient of Variation	9.70%		
Price Related Differential (PRD)	1.009		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.985		
<i>Upper limit</i>	1.008		
95% Confidence: Mean			
<i>Lower limit</i>	0.989		
<i>Upper limit</i>	1.008		
SAMPLE SIZE EVALUATION			
N (population size)	4039		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.097		
Recommended minimum:	15		
Actual sample size:	431		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	223		
# ratios above mean:	208		
<i>Z:</i>	0.723		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout area 44

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 44
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	922140	0700	3/27/02	\$274,500	790	0	7	1917	3	2400	No	No	811 NE 63RD ST
1	919120	0025	8/23/02	\$280,000	790	140	7	1926	4	3320	No	No	5761 25TH AV NE
1	882590	0005	6/26/02	\$289,000	830	0	7	1919	4	4001	No	No	6329 20TH AV NE
1	922140	0725	4/4/02	\$240,000	830	110	7	1919	3	3270	No	No	802 NE RAVENNA BL
1	882390	0535	11/22/02	\$250,000	850	0	7	1942	3	3240	No	No	5229 17TH AV NE
1	221800	0185	3/20/03	\$345,000	880	0	7	1990	3	3600	No	No	5618 20TH AV NE
1	717370	0060	10/15/03	\$335,000	890	850	7	1913	3	5000	No	No	5247 21ST AV NE
1	092504	9268	4/9/02	\$232,000	900	0	7	1926	3	3280	No	No	6233 25TH AV NE
1	168140	0260	7/9/03	\$392,500	940	0	7	1920	3	3720	No	No	2108 NE 61ST ST
1	922140	0310	6/12/02	\$265,000	970	0	7	1922	3	2400	No	No	811 NE 64TH ST
1	882590	0280	2/25/02	\$339,000	1030	800	7	1908	3	4080	No	No	6307 17TH AV NE
1	092504	9265	7/24/02	\$250,000	1070	0	7	1925	3	2706	No	No	6235 25TH AV NE
1	919120	0040	2/3/03	\$250,000	1070	1050	7	1926	3	3735	No	No	5755 25TH AV NE
1	919120	0005	8/12/02	\$380,000	1110	520	7	1939	4	4150	No	No	2413 NE 60TH ST
1	179750	0555	3/3/03	\$290,000	1120	0	7	1922	3	4000	No	No	6302 12TH AV NE
1	717370	0362	7/25/03	\$404,500	1160	400	7	1918	4	4080	No	No	6306 RAVENNA AV NE
1	717370	0358	11/7/02	\$399,000	1170	310	7	1917	3	4080	No	No	6310 RAVENNA AV NE
1	717370	0465	2/11/02	\$382,000	1250	0	7	1920	3	6000	No	No	6300 23RD AV NE
1	922140	0345	4/25/03	\$268,000	1260	0	7	1924	3	5080	No	No	6308 8TH AV NE
1	179800	0050	10/16/02	\$329,900	1270	0	7	1918	3	3200	No	No	1218 NE RAVENNA BL
1	179750	0210	5/10/02	\$345,000	1280	300	7	1947	4	5000	No	No	1423 NE 63RD ST
1	010300	0105	7/22/03	\$360,000	1300	320	7	1942	3	4400	No	No	6116 24TH AV NE
1	092504	9277	11/18/02	\$252,000	1300	0	7	1926	3	2952	No	No	6251 25TH AV NE
1	717370	0250	3/12/02	\$355,000	1310	200	7	1926	3	4000	No	No	2287 NE 60TH ST
1	882490	0320	7/28/03	\$457,000	1360	400	7	1919	3	3800	No	No	6276 21ST AV NE
1	092504	9288	8/12/02	\$282,500	1370	0	7	1926	3	4054	No	No	6225 25TH AV NE
1	882490	0135	5/28/03	\$425,000	1400	0	7	1922	3	3760	No	No	6318 20TH AV NE
1	717480	0346	12/10/02	\$385,000	1400	0	7	1919	3	2750	No	No	5240 21ST AV NE
1	182480	0015	6/2/03	\$325,000	1450	0	7	1925	3	3280	No	No	6039 25TH AV NE
1	179750	0065	6/9/03	\$417,500	1450	0	7	1912	3	4400	No	No	6316 14TH AV NE
1	861580	0210	5/14/03	\$549,000	1460	300	7	1901	4	4320	No	No	5722 16TH AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	882390	0025	12/10/03	\$460,000	1480	760	7	1912	3	4110	No	No	5252 19TH AV NE
1	882490	0125	5/20/02	\$389,500	1490	450	7	1919	3	4700	No	No	6322 20TH AV NE
1	092504	9282	11/6/03	\$364,000	1500	0	7	1926	4	2952	No	No	6245 25TH AV NE
1	882490	0025	7/1/03	\$417,000	1500	0	7	1908	3	3560	No	No	6310 22ND AV NE
1	182480	0010	7/22/02	\$325,000	1500	920	7	1925	3	3444	No	No	6043 25TH AV NE
1	092504	9318	6/17/02	\$289,950	1550	0	7	1926	3	4054	No	No	6217 25TH AV NE
1	882590	0395	3/24/03	\$300,000	1560	0	7	1918	3	3960	No	No	6320 15TH AV NE
1	919120	0015	11/12/03	\$369,000	1580	470	7	1927	4	3320	No	No	5765 25TH AV NE
1	861580	0335	7/9/03	\$380,000	1620	0	7	1905	3	4860	No	No	5518 16TH AV NE
1	882390	0365	7/26/02	\$518,500	1680	400	7	1913	4	4320	No	No	5215 18TH AV NE
1	179750	0340	12/16/03	\$462,000	1690	300	7	1941	3	4120	No	No	1352 NE 62ND ST
1	179750	0325	6/6/02	\$525,000	1740	0	7	1909	4	4120	No	No	1342 NE 62ND ST
1	064100	0110	5/28/02	\$550,000	1750	240	7	1907	5	4968	No	No	5823 17TH AV NE
1	179750	1000	2/23/03	\$387,200	1770	0	7	1910	3	4000	No	No	1014 NE 61ST ST
1	861580	0665	1/10/02	\$485,000	1770	0	7	1906	5	4320	No	No	1817 NE 58TH ST
1	861580	0185	5/9/03	\$465,000	1790	0	7	1905	4	4320	No	No	5719 16TH AV NE
1	861580	0185	6/17/02	\$430,000	1790	0	7	1905	4	4320	No	No	5719 16TH AV NE
1	861580	0035	6/25/02	\$430,000	1820	0	7	1905	4	3700	No	No	5525 16TH AV NE
1	882390	0285	4/16/03	\$600,000	1840	0	7	1920	4	4752	No	No	5268 18TH AV NE
1	179750	0390	4/14/02	\$469,000	1880	0	7	1911	4	4000	No	No	1220 NE 61ST ST
1	179750	0160	1/29/03	\$616,000	1970	0	7	1992	3	6608	No	No	6318 BROOKLYN AV NE
1	179750	0335	5/13/03	\$485,000	2010	630	7	1910	3	4120	No	No	1348 NE 62ND ST
1	168140	0050	4/11/02	\$551,000	2010	0	7	1924	5	3800	No	No	6206 21ST AV NE
1	717480	0345	5/27/03	\$450,000	2050	900	7	1913	3	4500	No	No	2107 NE 54TH ST
1	221800	0390	2/10/03	\$412,500	2060	0	7	1903	3	6000	No	No	2115 NE 55TH ST
1	717480	0035	8/26/03	\$551,000	2070	640	7	1911	3	5000	Yes	No	5032 21ST AV NE
1	717370	0140	9/22/03	\$479,000	2090	300	7	1922	3	3750	No	No	5022 20TH AV NE
1	221800	0040	7/15/03	\$435,000	2240	1000	7	1922	3	4550	No	No	5502 20TH AV NE
1	882390	0215	7/14/03	\$539,000	2290	0	7	1922	3	4320	No	No	5220 18TH AV NE
1	179750	0185	7/22/02	\$558,000	2800	800	7	1913	5	4480	No	No	6406 BROOKLYN AV NE
1	664690	0115	7/1/03	\$319,000	810	0	8	1970	4	4278	No	No	2015 NE 58TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	179750	0105	4/9/03	\$375,250	1090	250	8	1918	3	4480	No	No	6329 14TH AV NE
1	179750	0900	7/13/03	\$367,000	1310	0	8	1917	3	3850	No	No	1012 NE 62ND ST
1	882390	0540	3/11/02	\$400,000	1400	0	8	1924	5	3240	No	No	5227 17TH AV NE
1	861580	0425	12/1/03	\$499,950	1460	750	8	1925	3	5184	No	No	1835 NE RAVENNA BL
1	010300	0085	6/3/03	\$508,000	1480	0	8	1928	3	4600	No	No	2276 NE 61ST ST
1	179750	0470	10/9/03	\$490,000	1500	0	8	1919	3	4240	No	No	6207 BROOKLYN AV NE
1	882590	0650	11/12/03	\$412,300	1510	0	8	1910	3	5434	No	No	1718 NE 62ND ST
1	664690	0080	12/17/02	\$465,000	1550	120	8	1928	3	2908	No	No	2114 NE PARK RD
1	740870	0025	9/23/03	\$650,000	1570	1030	8	1922	5	4383	No	No	5818 17TH AV NE
1	664690	0125	7/1/02	\$470,000	1590	870	8	1928	3	3737	No	No	5621 PARK RD NE
1	882390	1450	6/23/03	\$440,000	1640	820	8	1913	3	4480	No	No	5014 19TH AV NE
1	179750	0100	6/5/02	\$439,950	1670	0	8	1910	4	4480	No	No	6333 14TH AV NE
1	882390	0255	10/16/03	\$440,000	1680	170	8	1911	3	4320	No	No	5246 18TH AV NE
1	179750	0560	8/28/02	\$399,950	1680	560	8	1911	5	4000	No	No	6306 12TH AV NE
1	861580	0460	10/31/03	\$450,000	1690	0	8	1908	3	4536	No	No	1822 NE 55TH ST
1	182480	0065	7/15/03	\$355,500	1690	300	8	1947	3	4100	No	No	6017 25TH AV NE
1	861580	0455	4/22/02	\$491,634	1720	0	8	1910	4	5400	No	No	5501 20TH AV NE
1	882390	1315	8/19/02	\$385,000	1760	240	8	1920	3	4320	No	No	5019 19TH AV NE
1	882390	1310	1/30/02	\$450,000	1780	240	8	1922	4	4320	No	No	5023 19TH AV NE
1	168140	0150	6/13/02	\$615,000	1800	1000	8	1919	4	4700	No	No	6250 20TH AV NE
1	882390	0220	10/17/03	\$580,000	1820	500	8	1922	3	6480	Yes	No	5224 18TH AV NE
1	179750	0225	8/8/03	\$475,500	1830	0	8	1909	5	4000	No	No	1411 NE 63RD ST
1	882590	0745	6/17/03	\$560,000	1850	580	8	1916	5	4200	No	No	6279 20TH AV NE
1	179800	0065	4/22/02	\$438,000	1880	0	8	1914	4	3040	No	No	1208 NE RAVENNA BL
1	882490	0170	7/1/03	\$502,900	1890	0	8	1912	3	6650	No	No	6303 21ST AV NE
1	882390	1030	2/26/03	\$505,000	1930	0	8	1926	3	4320	No	No	5033 17TH AV NE
1	882390	0090	9/26/02	\$499,000	1930	1040	8	1925	3	6540	No	No	1904 NE 52ND ST
1	179750	0140	4/18/02	\$544,000	1940	0	8	1992	3	4000	No	No	1316 NE 63RD ST
1	882390	0455	5/2/03	\$575,000	1960	50	8	1921	3	4320	No	No	5248 17TH AV NE
1	882590	0270	5/2/03	\$553,490	1980	0	8	1922	4	4080	No	No	6315 17TH AV NE
1	179750	0475	10/3/03	\$499,950	2080	0	8	1909	3	4240	No	No	6203 BROOKLYN AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	882590	0880	10/1/02	\$655,000	2310	200	8	1914	3	4440	No	No	1721 NE 63RD ST
1	882490	0265	7/7/03	\$585,000	2310	1260	8	1919	5	3800	No	No	6227 21ST AV NE
1	221800	0310	8/7/03	\$630,000	2320	0	8	1916	5	5000	No	No	2111 NE RAVENNA BL
1	882390	0765	10/23/03	\$440,000	2330	0	8	1908	3	4320	No	No	5211 16TH AV NE
1	861580	0345	3/3/02	\$631,000	2450	820	8	1904	5	5400	No	No	5526 16TH AV NE
1	882390	0740	5/3/02	\$480,000	2550	250	8	1921	3	4320	No	No	5231 16TH AV NE
1	717370	0383	4/21/03	\$660,500	2560	0	8	1994	3	4590	No	No	2266 NE 63RD ST
1	882390	0325	10/23/02	\$611,000	2600	970	8	1909	3	4320	No	No	5241 18TH AV NE
1	882390	1390	8/29/02	\$485,000	2760	600	8	1913	3	4320	No	No	5042 18TH AV NE
1	882390	0575	7/18/03	\$543,800	2810	1300	8	1908	3	5400	No	No	5207 17TH AV NE
1	882390	0885	10/15/03	\$516,750	2850	0	8	1910	4	4320	No	No	5043 16TH AV NE
1	882390	0920	4/16/03	\$635,000	3140	240	8	1914	3	4320	No	No	5015 16TH AV NE
1	664690	0040	7/1/02	\$519,900	1740	0	9	1929	4	2745	No	No	2109 NE PARK RD
1	010300	0090	3/22/02	\$785,000	1800	400	9	1929	5	12880	No	No	2272 NE 61ST ST
1	664690	0045	10/17/02	\$545,000	1840	0	9	1929	3	3080	No	No	2115 NE PARK RD
4	717780	0180	9/11/02	\$205,000	520	0	6	1927	3	2880	No	No	7315 24TH AV NE
4	717730	0106	10/14/03	\$231,700	640	200	6	1925	4	4930	No	No	2216 NE 75TH ST
4	671670	0015	6/7/02	\$235,000	670	0	6	1947	3	4000	No	No	1027 NE 71ST ST
4	952810	2690	8/26/03	\$294,500	740	0	6	1908	4	3090	No	No	834 NE 67TH ST
4	275470	0135	4/14/03	\$254,950	740	90	6	1920	4	3900	No	No	2014 NE 70TH ST
4	000900	0210	7/17/02	\$299,425	750	750	6	1919	4	5253	No	No	7001 24TH AV NE
4	681460	0061	12/10/03	\$321,300	760	0	6	1930	3	3150	No	No	1410 NE 70TH ST
4	288770	2095	4/8/03	\$279,950	770	0	6	1915	3	4305	No	No	7754 16TH AV NE
4	288770	2090	5/23/02	\$215,000	790	0	6	1907	3	2850	No	No	7756 16TH AV NE
4	510140	0760	9/24/03	\$190,000	800	0	6	1943	4	4930	No	No	8607 23RD AV NE
4	913810	0220	6/18/03	\$276,300	810	180	6	1911	4	3000	No	No	913 NE 73RD ST
4	275520	0025	3/25/03	\$214,000	900	0	6	1937	3	2520	No	No	6805 RAVENNA AV NE
4	288770	3225	2/12/02	\$255,000	910	0	6	1908	4	5740	No	No	7730 17TH AV NE
4	671670	0010	8/23/02	\$207,500	920	0	6	1906	3	4000	No	No	1035 NE 71ST ST
4	682010	0210	9/3/02	\$265,000	940	0	6	1902	4	6300	No	No	1522 NE 76TH ST
4	288770	1935	7/25/02	\$196,000	1050	0	6	1908	4	2700	No	No	7728 15TH AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	954720	2340	5/13/02	\$379,950	1210	0	6	1919	5	4590	No	No	6848 16TH AV NE
4	681460	0220	3/26/03	\$331,000	1390	0	6	1907	4	2952	No	No	7004 BROOKLYN AV NE
4	952810	2619	7/11/02	\$230,000	1420	0	6	1986	3	3090	No	No	818 NE 67TH ST
4	000900	0125	9/9/02	\$320,000	1910	0	6	1909	4	3811	No	No	7025 23RD AV NE
4	288770	1205	5/20/03	\$248,000	620	0	7	1917	3	2869	No	No	8019 19TH AV NE
4	318660	0070	3/26/03	\$285,000	760	140	7	1942	3	5500	No	No	8104 23RD CT NE
4	318660	0080	6/4/03	\$305,000	760	760	7	1942	3	9639	No	No	8114 23RD CT NE
4	318660	0035	5/20/03	\$245,000	760	100	7	1942	3	5390	No	No	8031 RAVENNA AV NE
4	954720	4065	4/7/03	\$296,000	770	620	7	1948	3	3060	No	No	7037 20TH AV NE
4	288770	1970	7/14/03	\$299,000	770	200	7	1926	4	2700	No	No	7706 15TH AV NE
4	954720	3645	6/12/02	\$347,500	770	230	7	1929	4	3468	No	No	7026 18TH AV NE
4	318660	0005	4/14/03	\$260,000	780	560	7	1950	3	3130	No	No	8020 RAVENNA AV NE
4	717530	0035	11/10/03	\$310,000	780	0	7	1926	4	4500	No	No	7049 B RAVENNA AV NE
4	318660	0015	7/17/03	\$285,000	780	540	7	1944	3	5880	No	No	8010 RAVENNA AV NE
4	723760	0045	3/21/02	\$258,500	780	120	7	1929	4	5700	No	No	7727 20TH AV NE
4	288770	1200	10/23/02	\$269,500	790	330	7	1920	3	2850	No	No	8013 19TH AV NE
4	671670	0385	5/15/03	\$309,000	810	0	7	1939	4	4500	No	No	1022 NE 72ND ST
4	913710	1966	10/24/03	\$330,000	810	810	7	1915	5	4000	No	No	809 NE 71ST ST
4	717220	0085	6/21/02	\$331,000	820	380	7	1930	3	4699	No	No	7551 21ST AV NE
4	365870	0585	7/21/03	\$306,000	830	0	7	1924	3	3060	No	No	1018 NE 69TH ST
4	318810	0410	6/9/03	\$259,950	830	0	7	1942	3	6043	No	No	2208 NE 83RD ST
4	318810	0140	5/16/03	\$267,000	830	0	7	1942	3	6413	No	No	8123 21ST AV NE
4	000900	0115	7/23/02	\$329,000	830	650	7	1928	4	3811	No	No	7021 23RD AV NE
4	717730	0675	7/26/02	\$267,500	830	830	7	1951	4	6180	No	No	7514 24TH AV NE
4	318810	0050	12/3/02	\$269,950	840	0	7	1942	3	6431	No	No	8203 21ST AV NE
4	954720	2675	10/1/02	\$245,500	840	0	7	1931	3	3060	No	No	6853 16TH AV NE
4	365870	0400	2/11/03	\$305,500	850	470	7	1907	3	3060	No	No	1013 NE 69TH ST
4	318810	0368	5/30/03	\$271,500	850	0	7	1942	3	5624	No	No	8057 RAVENNA AV NE
4	318810	0175	10/2/02	\$270,000	850	0	7	1942	4	6003	No	No	8152 21ST AV NE
4	954720	4655	2/25/02	\$325,000	850	850	7	1994	3	3060	No	No	7341 19TH AV NE
4	318810	0070	10/3/03	\$275,000	850	0	7	1942	3	6490	No	No	8225 21ST AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	717730	0445	6/17/02	\$293,815	860	0	7	1950	3	6196	No	No	7532 23RD AV NE
4	000900	0145	2/9/03	\$366,900	870	400	7	1924	4	4017	No	No	7026 23RD AV NE
4	318810	0535	10/10/03	\$300,000	870	0	7	1942	4	6654	No	No	8244 22ND PL NE
4	717730	0455	8/5/03	\$269,900	870	0	7	1952	3	6192	No	No	7524 23RD AV NE
4	954720	4830	3/26/02	\$239,950	870	0	7	1925	3	4080	No	No	7344 17TH AV NE
4	318660	0010	9/4/03	\$306,000	880	420	7	1944	3	4800	No	No	8014 RAVENNA AV NE
4	318760	0040	8/21/03	\$328,000	880	450	7	1949	4	4512	No	No	7705 22ND AV NE
4	318760	0015	11/25/02	\$340,000	890	620	7	1941	3	4141	No	No	7729 22ND AV NE
4	671670	0740	8/19/03	\$299,000	890	710	7	1939	4	4000	No	No	7301 12TH AV NE
4	275520	0040	7/15/03	\$299,950	890	420	7	1922	3	6272	No	No	2102 NE 68TH ST
4	288770	1310	11/25/02	\$297,000	890	100	7	1927	3	3800	No	No	8038 17TH AV NE
4	717370	0666	11/20/02	\$250,000	900	0	7	1951	3	4335	No	No	2211 NE 68TH ST
4	717370	0869	4/25/02	\$285,000	900	0	7	1956	3	6180	No	No	7041 23RD AV NE
4	318810	0375	7/11/03	\$273,000	910	0	7	1942	3	6600	No	No	2104 NE 83RD ST
4	717730	0205	4/23/02	\$275,000	910	600	7	1941	4	6120	No	No	2205 NE 75TH ST
4	954720	4820	3/14/02	\$311,100	910	170	7	1924	3	4080	No	No	7340 17TH AV NE
4	109300	0055	5/21/02	\$390,000	910	910	7	1948	5	4120	No	No	6845 23RD AV NE
4	717780	0185	4/2/02	\$261,000	910	520	7	1974	3	2880	No	No	7319 24TH AV NE
4	109300	0210	2/11/03	\$285,107	910	0	7	1948	3	4532	No	No	6842 24TH AV NE
4	288770	0795	6/4/02	\$299,000	910	200	7	1928	4	2865	No	No	8212 19TH AV NE
4	288770	1316	1/23/03	\$289,000	910	0	7	1907	4	3800	No	No	8034 17TH AV NE
4	109300	0080	1/29/02	\$281,000	910	250	7	1947	3	4480	No	No	2217 NE 70TH ST
4	954720	1270	6/20/02	\$308,500	910	960	7	1925	5	3550	No	No	6527 20TH AV NE
4	288770	2070	6/26/03	\$299,950	920	500	7	1941	4	4305	No	No	7753 16TH AV NE
4	954720	2990	2/13/02	\$324,900	920	100	7	1926	3	4080	No	No	7017 16TH AV NE
4	288770	2025	6/24/02	\$244,950	920	0	7	1948	3	4305	No	No	7725 16TH AV NE
4	288770	3365	7/16/02	\$305,000	920	300	7	1931	3	2850	No	No	7740 18TH AV NE
4	109300	0120	7/25/03	\$257,000	920	0	7	1942	3	3605	No	No	6832 23RD AV NE
4	682010	0080	6/3/02	\$270,595	930	0	7	1949	4	5922	No	No	1706 NE 75TH ST
4	275470	0170	2/6/02	\$255,000	930	0	7	1940	3	8280	No	No	7022 20TH AV NE
4	318710	0040	6/3/02	\$285,000	930	150	7	1937	3	4800	No	No	2120 NE 81ST ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	717730	0395	2/11/03	\$249,000	940	0	7	1950	3	4750	No	No	7359 24TH AV NE
4	343550	0080	9/17/02	\$345,000	940	940	7	1942	4	6400	No	No	7340 21ST AV NE
4	365870	0810	5/26/03	\$330,000	950	750	7	1953	3	3876	No	No	1220 NE 68TH ST
4	288770	2076	9/19/02	\$275,000	950	950	7	1941	3	4463	No	No	1515 NE 80TH ST
4	318760	0030	9/23/03	\$317,500	950	650	7	1938	3	4400	No	No	7717 22ND AV NE
4	717370	0883	4/2/03	\$279,995	960	0	7	1950	3	4635	No	No	7057 23RD AV NE
4	716920	0200	10/23/02	\$255,000	960	0	7	1953	3	4080	No	No	6535 24TH AV NE
4	681460	0305	9/5/03	\$345,099	960	960	7	1909	3	4320	No	No	1214 NE 70TH ST
4	717780	0090	2/12/03	\$305,550	970	600	7	1985	3	2880	No	No	7323 23RD AV NE
4	318810	0095	11/18/03	\$299,950	980	0	7	1942	3	7085	No	No	8311 21ST AV NE
4	717730	0270	9/2/03	\$315,950	990	120	7	1953	3	4635	No	No	7343 23RD AV NE
4	717370	0520	7/11/03	\$364,000	1000	760	7	1946	3	7920	No	No	7527 RAVENNA AV NE
4	954720	3630	6/3/03	\$399,000	1000	930	7	1928	4	4080	No	No	7016 18TH AV NE
4	954720	5480	7/15/03	\$299,950	1020	180	7	1927	3	3950	Yes	No	7342 15TH AV NE
4	721440	0105	5/23/03	\$318,643	1020	0	7	1948	3	4841	No	No	6811 24TH AV NE
4	318660	0185	4/17/02	\$300,000	1020	150	7	1936	3	4191	No	No	8012 20TH AV NE
4	954720	1735	2/19/02	\$338,000	1020	300	7	1912	4	3570	No	No	6834 18TH AV NE
4	318810	0395	6/21/02	\$278,100	1020	0	7	1942	4	6040	No	No	2124 NE 83RD ST
4	288770	1940	11/18/02	\$293,000	1030	200	7	1929	3	2700	No	No	7724 15TH AV NE
4	318660	0430	8/23/02	\$325,000	1030	220	7	1938	4	3808	No	No	2003 NE 80TH ST
4	314260	0130	10/31/02	\$390,000	1030	850	7	1927	5	3800	No	No	7534 18TH AV NE
4	288770	0560	4/22/02	\$305,000	1040	300	7	1954	3	4549	No	No	8201 18TH AV NE
4	288770	3395	6/17/02	\$400,000	1050	1050	7	1928	4	4305	No	No	7737 19TH AV NE
4	954720	4185	1/25/03	\$309,000	1050	500	7	1918	3	6120	No	No	7312 19TH AV NE
4	510140	0581	6/11/03	\$264,000	1060	1060	7	1960	3	8238	No	No	8511 RAVENNA AV NE
4	954720	0340	7/1/02	\$286,000	1060	820	7	1919	4	3264	No	No	6528 16TH AV NE
4	954720	0150	10/28/03	\$389,000	1080	880	7	1918	3	3713	No	No	6555 16TH AV NE
4	318810	0385	7/29/03	\$267,500	1080	0	7	1942	3	6037	No	No	2114 NE 83RD ST
4	913710	1965	9/19/03	\$338,000	1090	0	7	1914	4	4000	No	No	815 NE 71ST ST
4	717370	0880	8/9/02	\$295,500	1090	300	7	1949	3	5150	No	No	7038 24TH AV NE
4	954720	2585	9/26/03	\$328,250	1100	200	7	1924	5	4590	No	No	6826 15TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 44
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	318810	0240	3/4/03	\$281,000	1110	0	7	1942	3	6044	No	No	2219 NE 82ND ST
4	954720	4290	7/13/03	\$216,867	1110	140	7	1941	3	4386	No	No	1905 NE 75TH ST
4	717730	0735	8/11/03	\$287,000	1120	0	7	1939	3	6180	No	No	7338 24TH AV NE
4	954720	2575	5/16/03	\$263,000	1130	0	7	1979	3	4590	No	No	6822 15TH AV NE
4	510140	2112	9/2/03	\$270,000	1130	810	7	1985	3	5048	No	No	8803 RAVENNA AV NE
4	954720	5600	9/26/02	\$323,750	1130	120	7	1926	3	3264	No	No	7353 16TH AV NE
4	954720	4940	5/1/02	\$291,000	1130	200	7	1926	3	3774	No	No	7327 18TH AV NE
4	109300	0039	5/30/03	\$342,000	1140	600	7	1985	3	2896	No	No	6831 23RD AV NE
4	288770	0811	1/28/03	\$362,950	1140	930	7	1947	4	4370	No	No	8202 19TH AV NE
4	275470	0150	9/6/02	\$315,000	1140	1140	7	1953	3	5520	No	No	7010 20TH AV NE
4	318810	0230	10/14/02	\$257,500	1140	0	7	1942	3	6044	No	No	2227 NE 82ND ST
4	681460	0330	6/19/03	\$300,000	1140	0	7	1923	3	3360	No	No	1206 NE 70TH ST
4	952810	2675	12/4/03	\$295,000	1140	0	7	1924	4	3700	No	No	835 NE 68TH ST
4	954720	3325	2/28/02	\$334,000	1150	600	7	1940	3	3744	No	No	1708 NE 70TH ST
4	681460	0340	12/4/02	\$319,950	1150	700	7	1924	5	3360	No	No	7010 12TH AV NE
4	954720	2950	8/19/03	\$365,000	1170	0	7	1925	4	4590	No	No	7033 16TH AV NE
4	288770	1005	9/24/02	\$331,000	1180	400	7	1939	4	5700	No	No	8017 20TH AV NE
4	717220	0140	11/26/02	\$350,000	1180	690	7	1934	5	5206	No	No	7532 21ST AV NE
4	288770	3175	4/10/03	\$352,000	1200	400	7	1941	4	5894	No	No	1617 NE 80TH ST
4	954720	0500	7/23/02	\$335,000	1200	0	7	1913	4	3570	No	No	6519 17TH AV NE
4	318760	0185	12/27/02	\$330,000	1200	670	7	1940	4	5148	No	No	7749 RAVENNA AV NE
4	682010	0035	4/8/02	\$322,000	1220	450	7	1925	3	3801	No	No	1522 NE 75TH ST
4	723760	0160	7/28/03	\$379,000	1220	240	7	1928	3	4305	No	No	7722 18TH AV NE
4	288770	2005	11/14/02	\$315,000	1230	0	7	1913	5	3348	No	No	7711 16TH AV NE
4	052504	9109	10/6/03	\$345,000	1240	0	7	1924	3	4080	No	No	1276 NE 69TH ST
4	525730	0075	7/23/02	\$300,000	1240	1190	7	1924	3	4974	No	No	7711 15TH AV NE
4	508140	0365	2/12/02	\$229,950	1240	0	7	1986	3	2350	No	No	7519 25TH AV NE
4	954720	5140	9/17/03	\$355,000	1260	0	7	1926	3	3060	No	No	7352 16TH AV NE
4	318810	0280	6/18/02	\$325,309	1260	0	7	1942	4	6110	No	No	2113 NE 81ST PL
4	275470	0075	8/2/02	\$365,000	1260	0	7	1924	4	7680	No	No	7014 21ST AV NE
4	288770	3515	7/23/02	\$319,950	1270	0	7	1946	4	4305	No	No	7751 20TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 44
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	288770	1800	1/15/03	\$289,000	1280	770	7	1951	3	4301	No	No	8015 16TH AV NE
4	288770	1606	6/24/02	\$310,000	1280	690	7	1943	3	4444	No	No	8015 17TH AV NE
4	717730	0610	5/29/03	\$293,422	1290	0	7	1983	3	3090	No	No	7548 24TH AV NE
4	318710	0165	8/1/03	\$319,950	1290	0	7	1938	4	4582	No	No	2112 NE 80TH ST
4	717730	0480	12/31/02	\$265,000	1310	0	7	1952	3	4120	No	No	7510 23RD AV NE
4	288770	1280	8/22/03	\$329,990	1310	920	7	1970	3	5993	No	No	8056 17TH AV NE
4	954720	3435	6/2/03	\$359,500	1310	1010	7	1924	3	4080	No	No	7048 17TH AV NE
4	318810	0520	12/4/03	\$262,000	1310	0	7	1942	5	6895	No	No	8303 RAVENNA AV NE
4	717780	0200	10/14/02	\$272,000	1320	0	7	1983	3	3039	No	No	7328 24TH AV NE
4	717730	0091	2/27/02	\$302,000	1330	0	7	1927	4	4271	No	No	7504 RAVENNA AV NE
4	288770	1125	10/30/02	\$360,000	1330	650	7	1940	4	5700	No	No	8028 18TH AV NE
4	000900	0190	2/21/03	\$306,000	1340	0	7	1984	3	2575	No	No	7006 23RD AV NE
4	954720	2730	3/11/03	\$397,000	1340	0	7	1925	3	4590	No	No	6823 16TH AV NE
4	954720	5175	4/20/02	\$264,900	1340	0	7	1925	3	3230	No	No	1617 NE 75TH ST
4	753730	0070	6/18/02	\$375,000	1340	200	7	1920	4	3800	No	No	7518 BROOKLYN AV NE
4	314260	0265	7/3/02	\$350,000	1350	0	7	1927	3	3325	No	No	7542 19TH AV NE
4	288770	0900	6/6/02	\$375,000	1350	0	7	1927	4	2850	No	No	8046 19TH AV NE
4	288770	3250	1/28/02	\$473,000	1360	860	7	1926	5	3587	No	No	7716 17TH AV NE
4	681460	0320	12/9/02	\$330,000	1360	150	7	1924	3	3040	No	No	7003 BROOKLYN AV NE
4	000900	0300	9/9/02	\$315,000	1360	200	7	1949	3	5150	No	No	7014 24TH AV NE
4	671670	0850	5/15/03	\$287,000	1380	0	7	1925	3	4000	No	No	7342 11TH AV NE
4	716820	0045	7/23/03	\$380,000	1380	570	7	1942	3	7680	No	No	7321 21ST AV NE
4	288770	3455	8/29/03	\$358,500	1390	0	7	1928	3	4305	No	No	7742 19TH AV NE
4	954720	3345	12/5/02	\$401,000	1390	380	7	1942	4	4212	No	No	7002 17TH AV NE
4	726620	0060	8/27/02	\$347,500	1390	300	7	1926	4	3800	No	No	7512 18TH AV NE
4	314260	0285	6/12/02	\$392,500	1400	0	7	1927	4	3325	No	No	7534 19TH AV NE
4	717730	0330	5/29/02	\$328,000	1410	870	7	1984	3	4635	No	No	7338 23RD AV NE
4	954720	3000	5/19/03	\$350,000	1410	560	7	1987	3	3060	No	No	7013 16TH AV NE
4	954720	5420	9/5/02	\$289,950	1420	0	7	1927	3	2800	Yes	No	7330 15TH AV NE
4	954720	5110	9/16/03	\$469,000	1430	870	7	1927	4	4080	No	No	7340 16TH AV NE
4	288770	3335	9/15/03	\$385,000	1440	740	7	1928	3	3306	No	No	1803 NE 80TH ST

Improved Sales Used in this Annual Update Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	288770	3270	2/5/03	\$360,000	1440	0	7	1926	4	3609	No	No	1702 NE 77TH ST
4	954720	2530	4/15/02	\$350,000	1440	180	7	1926	5	3060	No	No	1508 NE 68TH ST
4	288770	1455	2/18/03	\$400,000	1450	0	7	1940	4	4275	No	No	8045 18TH AV NE
4	726620	0125	3/1/02	\$388,000	1450	740	7	1927	4	3800	No	No	7516 19TH AV NE
4	952810	2700	10/2/03	\$330,000	1460	0	7	1925	3	4635	No	No	824 NE 67TH ST
4	954720	2740	1/28/02	\$429,000	1460	920	7	1926	4	4590	No	No	6817 16TH AV NE
4	954720	5610	11/5/03	\$340,000	1470	200	7	1926	3	3400	No	No	7349 16TH AV NE
4	913710	1131	10/20/03	\$375,000	1480	220	7	1900	5	5500	Yes	No	810 NE 72ND ST
4	913710	2036	8/17/02	\$320,000	1480	150	7	1915	4	4000	No	No	812 NE 70TH ST
4	954720	0510	10/20/03	\$365,000	1500	120	7	1921	3	3570	No	No	6515 17TH AV NE
4	681460	0095	9/3/02	\$426,000	1510	250	7	1929	4	4800	No	No	7016 14TH AV NE
4	318660	0060	6/3/03	\$327,000	1540	1180	7	1942	4	9092	No	No	2302 NE 80TH ST
4	954720	2545	9/25/03	\$343,000	1550	400	7	1928	3	2790	No	No	6802 15TH AV NE
4	510140	0648	2/14/02	\$219,000	1550	0	7	1965	3	6380	No	No	2315 NE 88TH ST
4	913710	2055	10/22/02	\$318,500	1560	0	7	1902	3	6000	No	No	819 NE 71ST ST
4	952810	2045	8/22/03	\$333,000	1560	0	7	1924	3	4635	No	No	815 NE 70TH ST
4	726620	0135	6/17/03	\$419,950	1580	860	7	1929	4	3420	No	No	7508 19TH AV NE
4	717730	0645	12/27/02	\$275,000	1590	0	7	1942	3	5459	No	No	7532 24TH AV NE
4	052504	9151	9/15/03	\$477,500	1600	600	7	1928	3	3800	No	No	7543 14TH AV NE
4	318810	0011	11/22/02	\$295,000	1610	0	7	2002	3	1454	No	No	2003 NE 85TH ST
4	318810	0008	11/27/02	\$293,500	1610	0	7	2002	3	1335	No	No	2009 NE 85TH ST
4	318810	0007	11/27/02	\$291,950	1610	0	7	2002	3	1178	No	No	2007 NE 85TH ST
4	318810	0009	11/19/02	\$289,950	1610	0	7	2002	3	1454	No	No	2005 NE 85TH ST
4	952810	2950	9/10/03	\$321,150	1630	0	7	1912	3	3560	No	No	816 NE 66TH ST
4	952810	2955	12/17/03	\$359,000	1660	0	7	1995	3	2613	No	No	814 NE 66TH ST
4	954720	1695	4/17/02	\$432,000	1660	400	7	1919	4	4590	No	No	6818 18TH AV NE
4	671670	0310	7/23/02	\$346,900	1680	0	7	1912	4	6000	No	No	1017 NE 73RD ST
4	954720	2100	4/11/02	\$485,000	1690	0	7	1927	5	4590	No	No	6839 18TH AV NE
4	954720	4920	5/19/03	\$539,000	1700	520	7	1926	4	6120	No	No	7341 18TH AV NE
4	954720	2120	9/16/03	\$419,000	1700	0	7	1914	5	4080	No	No	6831 18TH AV NE
4	954720	1705	9/17/02	\$429,000	1730	470	7	1918	3	4590	No	No	6822 18TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 44
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	952810	3015	12/2/02	\$330,000	1750	0	7	1910	3	4636	No	No	821 NE 66TH ST
4	954720	3050	9/17/03	\$478,000	1790	0	7	1920	4	4590	Yes	No	7012 16TH AV NE
4	952810	2655	12/2/03	\$330,000	1790	1090	7	1925	3	4635	No	No	823 NE 68TH ST
4	052504	9079	7/17/03	\$370,000	1800	0	7	1915	4	4375	No	No	1324 NE 68TH ST
4	052504	9062	1/30/02	\$390,000	1880	1200	7	1924	5	9531	No	No	7536 12TH AV NE
4	716920	0075	12/22/03	\$393,500	1950	760	7	1910	4	6120	No	No	6537 23RD AV NE
4	952810	2895	12/6/02	\$294,000	1950	0	7	1907	3	4635	No	No	828 NE 66TH ST
4	052504	9078	5/27/03	\$375,000	2040	310	7	1919	4	4410	No	No	1253 NE 69TH ST
4	717530	0095	2/14/02	\$325,000	2050	0	7	1992	3	3750	No	No	7046 21ST AV NE
4	954720	0990	4/23/02	\$459,950	2110	0	7	1921	4	4080	No	No	6533 19TH AV NE
4	109300	0025	1/17/03	\$450,000	2270	1000	7	1953	3	9064	No	No	6840 RAVENNA AV NE
4	954720	0420	3/27/02	\$610,000	2560	300	7	1922	4	5100	No	No	6551 17TH AV NE
4	717370	0660	12/1/03	\$375,000	2560	0	7	1910	3	7140	No	No	6551 24TH AV NE
4	510140	2056	9/25/03	\$377,000	2740	0	7	1911	5	9482	No	No	2303 NE 89TH ST
4	954720	3070	6/23/03	\$341,440	1020	0	8	1950	3	5100	No	No	7020 16TH AV NE
4	954720	3080	9/3/03	\$360,000	1020	1020	8	1950	3	5100	No	No	7024 16TH AV NE
4	717220	0120	7/10/03	\$480,000	1090	420	8	1932	3	5334	No	No	7550 21ST AV NE
4	288770	1065	8/6/02	\$255,000	1090	0	8	1955	3	5225	No	No	8051 20TH AV NE
4	682010	0285	2/19/03	\$352,000	1100	280	8	1955	3	7602	No	No	1617 NE 77TH ST
4	318660	0170	3/1/02	\$361,000	1180	400	8	1931	3	4191	No	No	8010 20TH AV NE
4	288770	1580	3/31/03	\$383,000	1290	200	8	1930	3	3100	No	No	1618 NE 80TH ST
4	954720	1130	7/22/03	\$426,000	1290	0	8	1909	5	3570	No	No	6522 19TH AV NE
4	954720	4690	8/27/02	\$460,000	1340	0	8	1931	4	4080	Yes	No	7317 19TH AV NE
4	508140	0320	8/6/03	\$464,000	1360	950	8	2003	3	5000	No	No	7549 25TH AV NE
4	288770	0575	8/12/02	\$328,500	1360	770	8	1954	3	6574	No	No	8211 18TH AV NE
4	314260	0005	3/22/02	\$460,000	1390	0	8	1927	3	4618	No	No	7557 18TH AV NE
4	343550	0060	4/9/02	\$335,000	1430	1000	8	1941	3	6800	No	No	2021 NE 75TH ST
4	726620	0020	7/18/03	\$425,000	1480	120	8	1927	3	4720	No	No	7515 18TH AV NE
4	052504	9140	6/10/02	\$449,000	1490	0	8	1929	3	3800	No	No	7546 BROOKLYN AV NE
4	318660	0100	10/9/03	\$534,000	1630	0	8	1930	4	4445	No	No	8101 21ST AV NE
4	682010	0145	12/2/03	\$459,950	1650	170	8	1931	4	5040	No	No	1519 NE 76TH ST

Improved Sales Used in this Annual Update Analysis
Area 44
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	954720	4720	1/13/03	\$409,000	1730	0	8	1949	4	6120	Yes	No	1718 NE 73RD ST
4	954720	2515	5/28/03	\$465,000	1750	550	8	2002	3	3060	No	No	1518 NE 68TH ST
4	717220	0005	3/21/03	\$332,000	1750	0	8	1952	3	7773	No	No	7556 20TH AV NE
4	288770	0921	8/13/03	\$485,000	1760	550	8	1929	4	3800	No	No	8032 19TH AV NE
4	525730	0055	8/28/02	\$348,950	1760	400	8	1930	4	4972	No	No	7725 15TH AV NE
4	052504	9150	10/23/03	\$470,000	1800	0	8	1926	4	4080	No	No	1311 NE 70TH ST
4	288770	1181	7/17/02	\$469,900	1810	400	8	1931	4	4095	No	No	1812 NE 80TH ST
4	954720	3375	10/21/02	\$540,000	1840	210	8	1912	3	6120	No	No	7022 17TH AV NE
4	954720	4610	9/5/02	\$429,950	1880	800	8	1929	4	3210	No	No	7355 19TH AV NE
4	318660	0235	10/14/02	\$510,000	1960	0	8	1930	5	5116	No	No	7743 21ST AV NE
4	717730	0065	9/4/02	\$530,000	1980	1070	8	1995	3	6120	No	No	7520 RAVENNA AV NE
4	954720	0900	10/20/03	\$495,100	2030	500	8	1910	4	4080	No	No	6550 18TH AV NE
4	052504	9145	3/8/02	\$470,000	2040	990	8	1930	3	4080	No	No	1305 NE 70TH ST
4	954720	2320	5/12/03	\$507,500	2060	0	8	1922	4	4590	No	No	6836 16TH AV NE
4	365870	0760	4/23/02	\$403,000	2140	1050	8	1924	5	4590	No	No	1202 NE 68TH ST
4	954720	0735	3/2/02	\$518,950	2150	410	8	1919	4	6120	No	No	6523 18TH AV NE
4	682010	0130	5/6/03	\$525,000	2180	280	8	1931	5	5040	No	No	1527 NE 76TH ST
4	921540	0031	3/6/03	\$325,000	2350	0	8	1978	3	6204	No	No	7401 25TH AV NE
4	954720	0630	10/9/03	\$540,000	2390	140	8	1926	4	6120	No	No	6542 17TH AV NE
4	318810	0250	6/11/03	\$525,000	2530	0	8	2002	3	6044	No	No	2209 NE 82ND ST
4	288770	3086	11/20/02	\$499,950	1690	0	9	1928	3	2957	No	No	7701 17TH AV NE
4	954720	3815	11/5/03	\$725,000	2760	480	9	2002	3	6120	No	No	7025 19TH AV NE
4	682010	0250	5/20/02	\$724,000	2880	0	9	2001	3	7602	No	No	1552 NE 76TH ST
4	954720	2330	3/14/02	\$689,000	2950	0	9	2001	3	4590	No	No	6842 16TH AV NE
4	052504	9108	8/23/02	\$402,500	2220	480	10	1992	3	3960	No	No	1320 NE 68TH ST
6	082504	9101	11/22/02	\$209,000	680	0	5	1907	3	3276	No	No	5619 BROOKLYN AV NE
6	358950	0210	8/29/02	\$205,000	850	0	5	1905	3	3737	No	No	5516 11TH AV NE
6	286210	0841	8/4/03	\$210,000	870	0	5	1910	3	2499	No	No	810 NE 50TH ST
6	286210	0477	8/8/03	\$277,500	730	200	6	1921	4	2960	No	No	815 NE 55TH ST
6	192830	0990	9/18/03	\$222,500	740	0	6	1916	3	3876	No	No	846 NE 59TH ST
6	192830	0865	3/7/03	\$263,500	770	200	6	1916	3	4080	No	No	830 NE 59TH ST

Improved Sales Used in this Annual Update Analysis
Area 44
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	881640	0885	4/4/03	\$269,900	820	0	6	1912	3	1480	No	No	1309 NE 55TH ST
6	082504	9097	7/16/03	\$235,000	850	500	6	1900	3	3740	No	No	5614 BROOKLYN AV NE
6	286210	0427	7/23/02	\$200,000	850	0	6	1921	3	2760	No	No	816 NE 53RD ST
6	674670	1950	10/15/02	\$254,000	880	660	6	1909	3	3000	No	No	5259 11TH AV NE
6	547980	0005	7/16/02	\$278,905	910	300	6	1913	3	4080	No	No	832 NE 56TH ST
6	286210	0265	7/18/02	\$248,000	940	0	6	1916	4	4280	No	No	5328 7TH AV NE
6	286210	0235	4/15/02	\$210,000	990	0	6	1921	3	2800	No	No	615 NE 55TH ST
6	286210	0275	7/14/03	\$299,000	1010	360	6	1923	3	4280	No	No	5320 7TH AV NE
6	674670	0580	8/15/03	\$255,000	1030	0	6	1906	3	4000	No	No	5256 11TH AV NE
6	192830	0965	6/26/02	\$232,000	1090	150	6	1913	3	3600	No	No	915 NE RAVENNA BL
6	192830	1110	11/12/02	\$245,000	1100	0	6	1908	3	4758	No	No	845 NE 57TH ST
6	192830	0447	8/20/03	\$242,000	1200	0	6	1981	3	4284	No	No	735 NE 56TH ST
6	881740	0210	9/25/03	\$325,000	1260	200	6	1906	4	4240	No	No	5247 BROOKLYN AV NE
6	192830	0335	12/17/02	\$244,900	1340	0	6	1922	3	3500	No	No	715 NE 60TH ST
6	674670	0490	5/1/03	\$305,000	1370	650	6	1908	3	3000	No	No	5227 12TH AV NE
6	082504	9030	6/7/02	\$273,500	820	540	7	1921	3	2655	No	No	802 NE 60TH ST
6	192830	0520	4/12/02	\$254,500	830	0	7	1924	3	3120	No	No	5507 8TH AV NE
6	674670	1885	3/6/03	\$257,050	860	320	7	2002	3	1722	No	No	5223 A 11TH AV NE
6	192830	0570	6/3/02	\$286,000	870	190	7	1922	3	4800	No	No	822 NE 55TH ST
6	286210	0356	5/9/03	\$279,950	880	200	7	1922	5	2960	No	No	719 NE 55TH ST
6	286210	0510	7/2/02	\$353,500	910	890	7	1924	4	4000	No	No	5326 9TH AV NE
6	922240	0950	4/5/03	\$250,000	910	0	7	1922	3	3150	No	No	712 NE 60TH ST
6	286210	0260	11/13/02	\$295,000	920	400	7	1918	3	4280	No	No	5334 7TH AV NE
6	179750	1220	9/9/03	\$357,000	1000	480	7	2001	5	4000	No	No	5646 11TH AV NE
6	192830	0950	9/26/03	\$289,500	1010	330	7	1914	3	3774	No	No	907 NE RAVENNA BL
6	286210	0240	9/17/03	\$225,000	1020	0	7	1928	3	2800	No	No	5345 7TH AV NE
6	088900	0102	10/23/03	\$318,450	1060	0	7	1909	3	4280	No	No	4715 8TH AV NE
6	286210	0915	6/4/03	\$275,000	1090	200	7	1923	3	4280	No	No	5046 7TH AV NE
6	286210	0915	10/31/02	\$236,500	1090	200	7	1923	3	4280	No	No	5046 7TH AV NE
6	871460	0135	5/19/03	\$275,000	1130	0	7	1911	3	4120	No	No	5518 BROOKLYN AV NE
6	082504	9065	4/7/03	\$310,000	1150	0	7	1918	3	3960	No	No	5610 BROOKLYN AV NE

Improved Sales Used in this Annual Update Analysis
Area 44
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	286210	1020	7/31/02	\$350,000	1150	120	7	1916	4	4280	No	No	5039 8TH AV NE
6	674670	1886	3/6/03	\$261,000	1160	320	7	2002	3	1338	No	No	5223 B 11TH AV NE
6	922240	0930	4/1/02	\$279,950	1170	0	7	1909	5	3960	No	No	6017 8TH AV NE
6	082504	9094	11/17/03	\$299,000	1210	150	7	1905	3	3901	No	No	5611 BROOKLYN AV NE
6	192830	0350	2/13/02	\$274,950	1210	0	7	1927	3	3300	No	No	757 NE 59TH ST
6	192830	0715	8/30/02	\$250,000	1210	0	7	1921	3	4182	No	No	802 NE 57TH ST
6	192830	0355	9/20/02	\$265,500	1230	0	7	1927	3	4080	No	No	747 NE 59TH ST
6	674670	1870	5/13/03	\$368,000	1250	700	7	1902	3	3000	No	No	5213 11TH AV NE
6	179750	1065	1/23/03	\$370,000	1260	170	7	1918	3	4000	No	No	1011 NE RAVENNA BL
6	881640	0875	10/27/03	\$325,000	1270	0	7	1905	3	4120	No	No	5260 BROOKLYN AV NE
6	674670	0515	6/20/02	\$356,500	1310	650	7	1924	3	3000	No	No	5243 12TH AV NE
6	674670	1884	2/25/03	\$299,950	1320	280	7	2002	3	1427	No	No	5225 A 11TH AV NE
6	674670	1883	2/3/03	\$294,950	1320	280	7	2002	3	1426	No	No	5225 B 11TH AV NE
6	192830	0360	10/21/03	\$310,000	1330	0	7	1927	3	4080	No	No	743 NE 59TH ST
6	192830	0640	8/12/02	\$341,000	1450	0	7	1927	4	4080	No	No	808 NE 56TH ST
6	358950	0165	11/24/03	\$305,950	1480	0	7	1907	3	3000	No	No	5610 11TH AV NE
6	533520	0210	1/24/03	\$325,000	1530	0	7	1908	4	4500	No	No	4730 9TH AV NE
6	358950	0060	7/1/03	\$411,000	1560	0	7	1911	4	4500	No	No	5618 12TH AV NE
6	179750	1190	11/12/03	\$391,000	1620	890	7	1919	3	5269	No	No	1107 NE RAVENNA BL
6	192830	1080	10/1/03	\$286,500	1620	0	7	1911	3	5490	No	No	853 NE 57TH ST
6	006900	0030	9/11/03	\$446,000	1630	0	7	1909	3	4400	No	No	5507 12TH AV NE
6	881240	1430	6/30/03	\$335,000	1630	500	7	1921	3	4280	No	No	4716 7TH AV NE
6	192830	0685	11/11/03	\$400,000	1660	0	7	1915	3	4636	No	No	815 NE 57TH ST
6	881640	0815	2/13/03	\$400,000	1740	800	7	1912	3	4120	No	No	5210 BROOKLYN AV NE
6	358950	0075	10/28/03	\$383,500	1800	660	7	1990	3	3000	No	No	5630 12TH AV NE
6	286210	0990	10/9/03	\$361,000	1920	590	7	1915	3	4280	No	No	5015 8TH AV NE
6	192830	0625	2/15/02	\$335,000	1190	0	8	1927	3	3366	No	No	828 NE 56TH ST
6	286210	0845	1/23/02	\$445,000	1790	900	8	1913	5	5620	No	No	5003 9TH AV NE

Improved Sales Removed from this Annual Update Analysis

Area 44

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	010300	0190	5/24/02	\$285,000	NO MARKET EXPOSURE
1	064100	0043	5/8/03	\$690,000	Unfinished Area
1	092504	9318	5/15/03	\$95,000	PARTIAL INTEREST (103, 102, Etc.); DOR Ratio
1	168140	0025	6/24/03	\$200,000	Previous Improvement Value <=10K
1	179750	0060	11/5/02	\$279,000	Limited Representation
1	179800	0065	4/25/02	\$438,000	RELOCATION - SALE BY SERVICE
1	179800	0121	10/16/03	\$130,000	QUIT CLAIM DEED; DOR Ratio
1	221800	0140	6/12/02	\$335,000	EXEMPT FROM EXCISE TAX
1	221800	0260	7/18/03	\$71,020	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR Ratio
1	221800	0373	9/12/02	\$355,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	717370	0070	6/3/03	\$397,500	Unfinished Area
1	717370	0085	2/7/02	\$387,000	Diagnostic Outlier
1	717370	0465	5/30/03	\$477,000	Questionable data
1	717480	0010	11/21/02	\$520,500	NO MARKET EXPOSURE
1	861580	0215	8/2/02	\$1,028	PARTIAL INTEREST (103, 102, Etc.); DOR Ratio
1	861580	0390	5/23/03	\$82,540	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR Ratio
1	861580	0427	11/19/02	\$595,000	Unfinished Area
1	861580	0595	3/25/02	\$374,000	Diagnostic Outlier
1	861580	0595	2/8/02	\$374,000	RELOCATION - SALE TO SERVICE
1	861580	0675	1/16/02	\$200,000	NO MARKET EXPOSURE
1	882390	0010	10/6/03	\$400,000	Unfinished Area
1	882390	0065	6/25/03	\$657,000	Diagnostic Outlier
1	882390	0065	2/25/03	\$324,900	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	882390	0105	5/14/03	\$425,000	Value changed by BofE
1	882390	0415	9/23/02	\$1,001,050	Limited Representation
1	882390	0920	7/25/02	\$490,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	882390	1140	1/9/02	\$509,250	NON-REPRESENTATIVE SALE
1	882490	0215	7/12/02	\$725,000	NO MARKET EXPOSURE
1	882590	0140	12/1/02	\$675,150	Improvement Count
1	882590	0340	10/20/03	\$436,000	NON-REPRESENTATIVE SALE
1	882590	0475	12/19/02	\$560,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	882590	0700	7/1/03	\$765,000	Diagnostic Outlier
1	882590	0725	12/5/02	\$435,000	Unfinished Area
4	000900	0050	10/1/03	\$20,571	PARTIAL INTEREST (103, 102, Etc.); DOR Ratio
4	000900	0095	9/10/02	\$107,937	PARTIAL INTEREST (103, 102, Etc.); DOR Ratio
4	000900	0310	2/25/03	\$285,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	052504	9008	10/9/02	\$322,500	NON-REPRESENTATIVE SALE
4	052504	9116	7/24/02	\$289,840	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	275520	0060	6/20/03	\$291,000	Improvement Count
4	275520	0085	7/30/02	\$141,056	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR Ratio
4	275520	0105	1/23/02	\$320,000	NON-REPRESENTATIVE SALE
4	288770	0745	8/22/03	\$268,000	Value changed by BofE
4	288770	0775	12/9/03	\$609,995	%Complete; Active Permit Before Sale >25K
4	288770	0775	10/28/02	\$180,000	NO MARKET EXPOSURE
4	288770	0820	12/19/02	\$337,950	NON-REPRESENTATIVE SALE

Improved Sales Removed from this Annual Update Analysis

Area 44

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
4	288770	0990	12/18/02	\$181,000	NO MARKET EXPOSURE
4	288770	1205	3/13/03	\$375,000	SEGREGATION AND/OR MERGER;
4	288770	1541	8/11/03	\$416,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	288770	1975	1/7/03	\$380,000	Value changed by BofE
4	288770	3470	9/7/02	\$369,000	NO MARKET EXPOSURE
4	297980	1065	1/24/03	\$47,700	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR Ratio
4	314260	0075	8/22/03	\$80,586	PARTIAL INTEREST (103, 102, Etc.); DOR Ratio
4	318660	0025	2/28/02	\$235,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	318660	0160	4/11/03	\$196,655	PARTIAL INTEREST (103, 102, Etc.); DOR Ratio
4	318660	0525	12/30/02	\$443,000	Active Permit Before Sale >25K
4	318660	0535	2/27/03	\$380,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	318810	0075	4/19/02	\$252,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	318810	0085	9/5/03	\$56,500	PARTIAL INTEREST (103, 102, Etc.); DOR Ratio
4	318810	0115	1/16/02	\$265,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	318810	0215	11/1/02	\$373	PARTIAL INTEREST (103, 102, Etc.); DOR Ratio
4	318810	0400	7/25/02	\$289,950	Active Permit Before Sale >25K
4	318810	0600	12/2/02	\$220,000	NO MARKET EXPOSURE
4	324750	0255	11/12/03	\$545,000	Questionable data
4	365870	0720	1/9/03	\$317,500	BANKRUPTCY - RECEIVER OR TRUSTEE; Obsolesce
4	365870	0810	5/26/03	\$194,422	NO MARKET EXPOSURE
4	508140	0320	2/5/02	\$120,000	TEAR DOWN
4	510140	0575	5/8/02	\$136,878	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR Ratio
4	510140	0641	3/18/02	\$170,000	NON-REPRESENTATIVE SALE
4	510140	0679	10/22/02	\$310,000	STATEMENT TO DOR;
4	510140	0760	4/9/02	\$155,000	NO MARKET EXPOSURE
4	510140	2002	8/30/02	\$350,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	510140	2080	11/11/02	\$11,428	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR Ratio
4	671670	0025	7/23/02	\$100,400	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR Ratio
4	671670	0115	1/22/03	\$319,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	671670	0170	11/11/03	\$85,852	PARTIAL INTEREST (103, 102, Etc.); DOR Ratio
4	671670	0395	4/18/02	\$335,000	Improvement Count
4	681460	0035	5/6/03	\$299,950	Property assessed is different than property sold
4	681460	0035	2/13/03	\$144,955	RELATED PARTY, FRIEND, OR NEIGHBOR
4	681460	0170	11/19/03	\$325,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	681460	0190	6/27/02	\$33,374	PARTIAL INTEREST (103, 102, Etc.); DOR Ratio
4	682010	0225	5/23/03	\$230,000	TEAR DOWN
4	682010	0230	3/25/03	\$230,000	TEAR DOWN
4	682010	0250	5/16/02	\$724,000	RELOCATION - SALE TO SERVICE
4	716920	0175	9/10/02	\$225,000	NO MARKET EXPOSURE
4	717370	0861	4/4/02	\$200,000	NO MARKET EXPOSURE
4	717730	0105	11/22/02	\$83,600	QUIT CLAIM DEED; DOR Ratio
4	726620	0065	2/3/03	\$350,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	815660	0035	8/23/02	\$96,613	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR Ratio
4	913710	1981	10/21/03	\$209,950	Diagnostic Outlier
4	913710	2075	3/18/03	\$160,000	NO MARKET EXPOSURE

Improved Sales Removed from this Annual Update Analysis

Area 44

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
4	954720	0300	10/4/02	\$43,389	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR Ratio
4	954720	0310	2/19/02	\$104,766	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR Ratio
4	954720	0480	3/22/02	\$86,288	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR Ratio
4	954720	0725	3/20/02	\$301,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	954720	1185	12/3/02	\$124,320	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR Ratio
4	954720	2010	12/6/02	\$495,000	Value changed by BofE
4	954720	2565	12/15/03	\$190,000	Previous Improvement Value <=10K
4	954720	2610	1/24/02	\$276,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	954720	3020	9/29/03	\$208,752	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR Ratio
4	954720	3070	5/14/02	\$2,000	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR Ratio
4	954720	3475	8/4/03	\$519,000	Questionable Data
4	954720	3535	3/3/03	\$50,922	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR Ratio
4	954720	3845	10/24/03	\$132,188	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
4	954720	4060	7/13/03	\$12,358	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR Ratio
4	954720	4860	9/24/02	\$172,000	NO MARKET EXPOSURE
4	954720	5500	9/22/03	\$445,000	Questionable Data
6	088900	0102	2/22/02	\$297,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	192830	0360	7/23/02	\$181,000	NO MARKET EXPOSURE
6	192830	0570	6/20/02	\$286,000	RELOCATION - SALE BY SERVICE
6	192830	0835	8/21/02	\$300,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	192830	0910	1/8/03	\$330,000	Diagnostic Outlier
6	192830	1055	5/19/03	\$49,000	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR Ratio
6	286210	0215	5/13/02	\$135,462	QUIT CLAIM DEED; DOR Ratio
6	286210	0295	6/10/02	\$48,963	PARTIAL INTEREST (103, 102, Etc.); DOR Ratio
6	286210	0375	8/14/02	\$260,000	Limited Representation
6	286210	0455	7/17/02	\$273,000	Limited Representation
6	286210	0510	4/30/03	\$140,500	PARTIAL INTEREST (103, 102, Etc.); DOR Ratio
6	286210	1020	1/24/02	\$145,000	QUIT CLAIM DEED; DOR Ratio
6	358950	0125	9/4/02	\$370,000	Unfinished Area
6	567650	0060	8/26/03	\$265,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	674670	0470	8/13/03	\$355,000	BANKRUPTCY - RECEIVER OR TRUSTEE
6	674670	0525	10/8/02	\$92,200	DOR Ratio
6	674670	0575	3/25/02	\$305,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	674670	0610	8/2/02	\$143,000	NO MARKET EXPOSURE
6	674670	1960	5/16/03	\$326,000	NO MARKET EXPOSURE
6	881240	1350	8/8/02	\$236,400	Obsolesce
6	881240	1355	5/23/03	\$224,950	Previous Improvement Value <=10K
6	881240	1450	8/29/02	\$203,000	Obsolesce
6	881240	1460	1/9/02	\$235,000	Obsolesce
6	881240	1470	2/21/02	\$265,000	Obsolesce
6	881640	0885	2/28/02	\$190,000	NON-REPRESENTATIVE SALE
6	881740	0200	8/25/03	\$14,600	PARTIAL INTEREST (103, 102, Etc.); DOR Ratio



**King County
Department of Assessments**

King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
Seattle, WA 98104-2384

(206) 296-5195 FAX (206) 296-0595
Email: assessor.info@metrokc.gov
www.metrokc.gov/assessor/

**Scott Noble
Assessor**

MEMORANDUM

DATE: January 31, 2004

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2004 Revaluation for 2005 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2004. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2004. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr